

## **Planning Committee – Meeting held on Wednesday, 6th December, 2017.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Bains, Carter, Chaudhry, Plenty, Rasib (until 7.44pm) and Smith

**Also present under Rule 30:-** Councillors Strutton and Wright

### **PART I**

#### **85. Declarations of Interest**

Councillor Bains declared that Application P/09987/002- 23 Sutton Avenue, Slough was in his ward but that he would approach the application with an open mind.

Councillor Ajaib declared that Application P/09887/002- 23 Sutton Avenue, Slough was in close proximity of his home but that he would approach the application with an open mind.

#### **86. Guidance on Predetermination/Predisposition**

Members confirmed that they had read and understood the guidance on predetermination and predisposition.

#### **87. Minutes of the Last Meeting held on 1st November 2017**

**Resolved-** That the minutes of the meeting held on the 1<sup>st</sup> November 2017 be approved as a correct record.

#### **88. Human Rights Act Statement**

The Human Rights Act Statement was noted.

#### **89. Planning Applications**

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned at the commencement of the meeting to read the amendment sheet.

Oral representations were made to the Committee by Applicants, Objectors registered to speak and other Councillors under the Public Participation Scheme, prior to the planning applications being considered by the Committee as follows:-

Agenda Item 6- Application P/17093/000- Lock up Garage Site, Newport Road, Slough, SL2 2PT. An Objector and Haymill and Lynch Hill Ward Members, Councillors Strutton and Wright addressed the Committee.

Agenda Item 7- Application P/01766/025- 172-184 Bath Road, Slough, SL1 3XE. The Applicant's Agent addressed the Committee.

## Planning Committee - 06.12.17

Agenda Item 8- Application P/09887/002- 23 Sutton Avenue, Slough, SL3 7AP. The Applicant addressed the Committee.

The Chair varied the order of agenda so that the item where Objectors were in attendance was taken first.

**Resolved-** That the decisions be taken in respect of the planning applications as set out in the minutes below, subject to the information, including conditions and informatives set out in the report of the Head of Planning and Projects and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

### 90. P/17093/000 Lock Up Garage Site, Newport Road, Slough, SL2 2PT

Application	Decision
Demolition of existing garages. Construction of 2no. 2 bed houses (semi-detached) with garden sheds, rear and side gardens and parking to the front.	Delegated to the Planning Manager for approval, finalising conditions, any other minor changes and confirmation of recommendations from the Fire Authority.

### 91. P/17085/000 - Former Lock Up Garages, Turton Way, SL1 2ST

Application	Decision
Construction of 4 x 2 bedroom dwellings with parking and landscaping following the demolition of existing garages.	Approved, subject to conditions.

### 92. P/01766/025- 172-184, Bath Road, Slough, SL1 3XE

Application	Decision
Redevelopment of the site to provide a six storey building to accommodate 24no. residential flats (14no 1 bed flats; 14no. 2 bed flats) with ancillary gymnasium and undercroft parking.	Application be deferred to a future meeting to enable the applicant time to work with the Planning and Highways Departments to increase the no. of parking spaces and to agree an acceptable affordable housing outcome after consideration of the viability study.

*(Councillor Rasib left the meeting during consideration of the item. He did not vote on this or any further items on the agenda)*

### 93. P/09987/002 -23, Sutton Avenue, Slough, SL3 7AP

Application	Decision
Construction of a single storey side & first floor rear extension.	Approved, subject to conditions.

## Planning Committee - 06.12.17

### 94. Response to the Aylesbury Vale and Wycombe Local Plans Consultation

The Planning Policy Lead Officer introduced a report seeking member's views on the Submission Versions of the Aylesbury and Wycombe Local Plans. It was recommended that on the grounds that it was not reasonable or sustainable to plan to import housing into Aylesbury from the part of South Buckinghamshire District that is not within the same functional Housing Market Area (HMA). The report also highlighted that no objections would be made to the submission version of the Wycombe Local Plan. Both Aylesbury and Wycombe had produced submission versions of their Local Plans which was reported as having implications for Slough due to the proposal within the Aylesbury Plan to import housing from Wycombe, Chiltern and South Buckinghamshire districts.

The Vale of Aylesbury Plan sought to promote significant growth of housing developments over the plan period. The Housing and Economic Needs Assessment (HEDNA) concluded that 19,400 new houses were needed over the plan period (2013-2033) in order to meet Aylesbury Vale's needs and this would have resulted in an annual average of 970 homes being built per year. The annual average for delivery of homes was reported as an ambitious target and that Aylesbury Vale had a large growth area which was able to take the unmet housing need from surrounding areas. The Plan proposed that Aylesbury Vale should accommodate the unmet need of 2,250 dwellings from High Wycombe and 5,750 from Chiltern and South Buckinghamshire.

The Plan proposed to import housing from South Bucks which would result in an under supply of housing. There were also concerns surrounding the adverse effects of the local housing market which was currently deprived of new housing. The plan would restrict the supply of affordable housing and would cause existing residents to re-locate to surrounding affordable areas, which could impact Slough's housing market. Objections had been raised as there were fears that housing numbers could not be balanced against realistic delivery of these homes and that a proportion of homes should be built within Slough borough. It was highlighted that Wessex Economics had produced a 'Housing Delivery Study for Buckinghamshire' and it was felt that the delivery of the emerging Plan numbers would be challenging as the appetite for private sector developers to build at this scale one location had been largely untested and that recent proposals to continue to expand the Milton Keynes area could inhibit Aylesbury's ability to deliver such development growth.

Members discussed a range of questions which included:

- The impact of the projected additional no. of houses per year.
- The impact of the expansion of Heathrow and unsustainable commuting patterns around the borough.
- The Northern Expansion of Slough.

In conclusion, it was recommended that an objection be raised to the element of the Vale of Aylesbury Local Plan which proposed to accommodate all of the

## **Planning Committee - 06.12.17**

unmet housing needs from South Buckinghamshire. At the end of the discussion, Members agreed the recommendations.

**Resolved-** That an objection be made to the submission version of the Vale of Aylesbury Local Plan and that no objections be made to the submission version of the Wycombe Local Plan.

### **95. Planning Appeal Decisions**

**Resolved-** That the details of the recent Planning Appeal Decisions be noted.

### **96. Members Attendance Record**

**Resolved-** That the Member's attendance record be noted.

### **97. Date of Next Meeting**

The date of the next meeting was confirmed as Wednesday 17<sup>th</sup> January 2018.

### **98. Vote of Thanks**

The Committee and the Leader of the Council wished to place on record their appreciation and thanks to Mr Wesley McCarthy, Planning Manager who would shortly be leaving the Council. Members wished him well for the future.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.37 pm)